DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 27, 2005 ITEM No. 6

SUBJECT Horseman Park Estates

REQUEST Request Preliminary Plat approval for eight single-family on a 2.9+/- acre

parcel.

22-PP-2004

Key Items for Consideration:

• 8 lots on 2.9 acres

Access to existing streets in an adjacent subdivision

• Site located in Lower Desert Landform of ESL

OWNER Monogram Development Services

480-513-9600

APPLICANT CONTACT Russ Herman

Monogram Development Services

480-513-9600

LOCATION East of the NEC of 98th St & McDowell Mountain Ranch Rd

BACKGROUND Zoning.

The site is zoned Single Family Residential District, Environment Sensitive Lands Planned Community Development (R1-5 ESL PCD). The R1-5 zoning district allows for 4,700 square foot lots or larger. The ESL zoning purpose is to preserve the natural environmental features of a property. The PCD zoning is part of the Horseman's Park East zoning designation, intended to create a master plan for development of the area.

Context.

The property to the north, east and west is zoned Single Family Residential District Environment Sensitive Lands Planned Community Development (R1-5 ESL PCD) and is developed with a subdivision. To the south is unimproved property planned and zoned for residential development; and pending rezoning

for commercial office development.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The purpose of the request is to develop an 8 lot single-family residential subdivision. The natural wash that crosses the site will be preserved as Natural Area Open Space (NAOS). The street network consists of one cul-de-sac street for all 8 lots. The proposed street connects to the existing 98th Way at the northwest corner of the site.

Development Information.

Existing Use: Unimproved Parcel Size: 2.9 gross acres

Number of Lots: 8

Natural Area Open Space:

Required: 0.73 acresProvided: 0.81 acresRevege: 0.98 acres

Building Height Allowed: 24-feet measured from natural grade

IMPACT ANALYSIS

Traffic.

A new cul-de-sac will be constructed to serve the proposed lots. The property has access to community serving streets through the adjacent subdivision to 96th Street west of this site, which is designated as a Major Collector and connects Bell Road and McDowell Mountain Road. Bell Road is a Major Arterial with a signal at 96th Street. McDowell Mountain Road is designated as a Minor Arterial and provides access to Thompson Peak Parkway.

Airport Vicinity.

This site is within proximity of the Scottsdale Airport. The zoning for this property requires the developer to provide notice to prospective buyers regarding the closest distance from the buyer's lot to the midpoint of the Scottsdale Airport runway.

Water/Sewer.

Water and sewer services are required to be installed with this development by the developer.

Fire.

The City's fire staff has reviewed the proposed lotting plan and the proposal conforms to the safety requirements.

Schools.

The Scottsdale Unified School District has been notified of this application. This 8-lot subdivision is anticipated to generate 4 new students in elementary, middle, and high school. The School District has planned and existing school capacity to accommodate these students.

Open space/Trails.

The wash on this site will be used for Natural Area Open Space and drainage purposes.

The Old Verde Canal is proposed as a trail extending along its length of the properties that abut to it. The properties to the west and east have dedicated trail easements over the Old Verde Canal. This development will provide a trail easement connection along the north side of the Old Verde Canal to provide a continuous and uninterrupted trail alignment.

Other Boards and Commissions.

Case No. 22-PP-2004

The site was rezoned with case 10-ZN-2003 approved July 7, 2003.

STAFF Recommended Approach:

RECOMMENDATION Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE Planning and Development Services Department

DEPT(S) Current Planning Services

STAFF CONTACT(S) Kira Wauwie

Project Coordination Manager

480-312-7061

E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY

Kira Wauwie Report Author

Randy Grant

Chief Planning Officer Phone: 480-312-7995

E-mail: rgrant@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative

2. Context Aerial

2A. Close-Up Aerial

3. Zoning Map

4. Preliminary Plat/Site Plan

A. Fire Ordinance Requirements

B. Stipulations

C. Zoning Ordinance Requirements

Horseman's Park Estates Project Narrative

The subject property is located northeast of the northeast corner of McDowell Mountain Ranch Road and 98th Street. The 2.9 gross acre parcel is currently zoned as R1-5 PCD and is bounded on the northeast and west sides by existing residential development zoned R1-5 PCD ESL, and on its south side by the Old Verde Canal –(an unused man made dike). This is an in-fill project that is within the existing Horseman's Park subdivision. At the time the original Horseman's Park property was platted this parcel was not included and therefore has remained vacant to date. The subject property has been annexed into the Horseman's Park Homeowners Association.

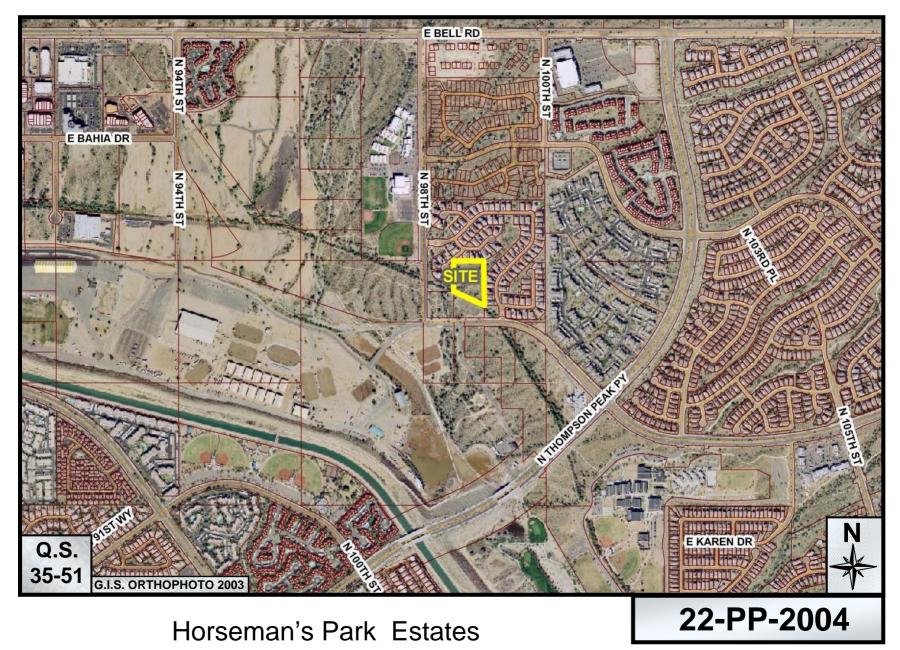
The proposed project of eight (8) single family homes will be fully integrated into the adjacent residential development, including typical lot dimensions of 60 feet, 110 ft., connected open space and drainage features and vehicle access from 98th Place. The homes will sit on a single cul-de-sac with a small median at the entry to the street. At the request of neighbors to the east of the project, we also propose adding a landscape buffer at the end of the cul-de-sac.

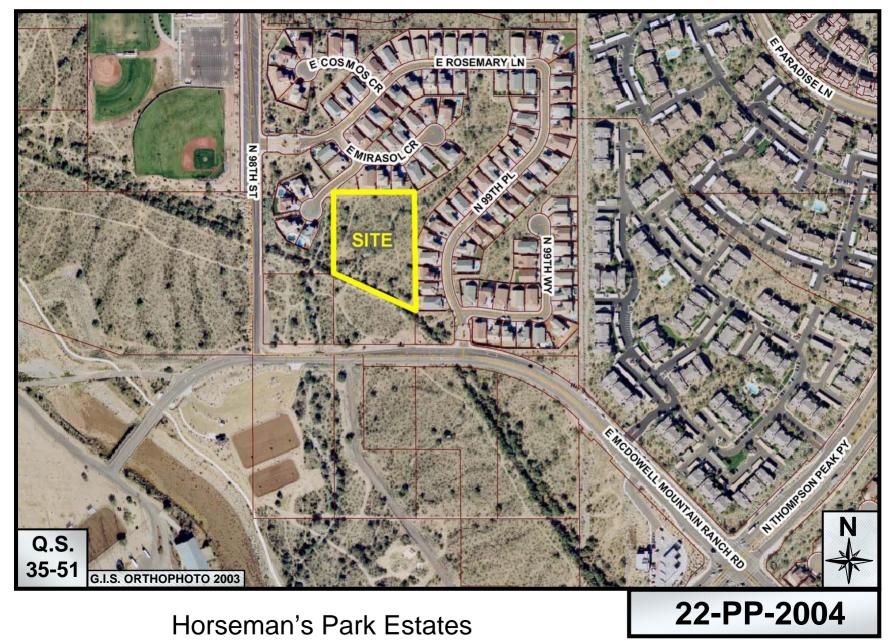
All of the eight (8) proposed homes will be high-end single level homes that include basements. Our homes for this project have been designed specifically for the Horseman's Park community, which will allow us to compliment surrounding elevations and to offer expanded living spaces.

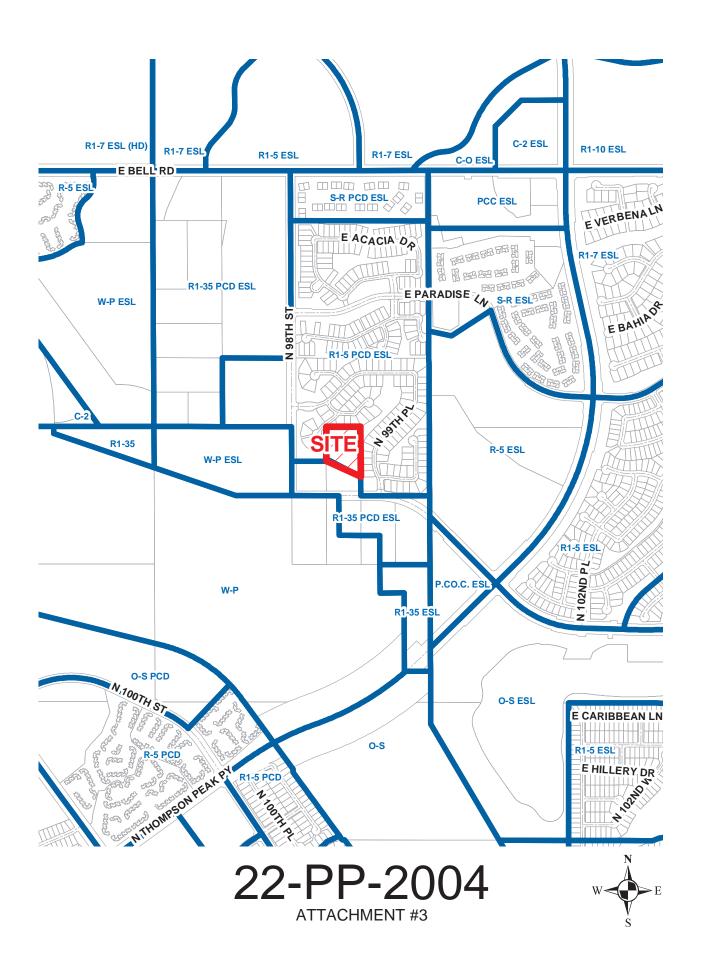
The plans will offer approximately 3500 to 4000 square feet in living space and will have a base price starting in the low \$500,000s. We surveyed the existing homeowners from Horseman's Park and asked for their input for the design aspects of the homes. Many of those features have been incorporated into the first drafts of the plans.

Since we are building these new homes within an existing development, we will work closely with the existing HOA on adhering to the CC&R's and Architectural guidelines for Horseman's Park. This will include matching the existing walls and plants that already exist in the subdivision.

In total, Monogram Development Services will provide .81 of NAOS, which is above the required .73 acres. Of that, .18 will be disturbed and .63 will be undisturbed. This represents a total of 24.7%, which adheres to the requirement of less than 30% being disturbed.







HORSEMAN'S PARK II PRELIMINARY PLAT

A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

APPLICANT/SUBDIVIDER

MONOGRAM DEVELOPMENT 20801 N. SCOTTSDALE RD. #205 SCOTTSDALE, AZ 85255 (480) 513-9600 (480) 513-9602 (FAX)

SURVEYOR

ERIE & ASSOCIATES, INC. 3128 NORTH 24TH STREET PHOENIX, ARIZONA 85816 ATTN: LEN ERIE, P.E., L.S. PH. 665-954-6399 FAX. 882-954-6601

PROPERTY OWNER

MONOGRAM DEVELOPMENT 20801 N. SCOTTSDALE RD. #205 SCOTTSDALE, AZ 85255 (488) 513-9680 (488) 513-9682 (FAX)

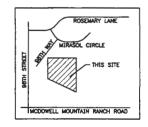
100 YEAR WATER SUPPLY

THIS SUBDIVISION HAS AN "ASSURED 100 YEAR WATER SUPPLY PER THE ARIZONA
DEPARTMENT OF WATER RESOURCES.

SURVEYOR'S CERTIFICATION

SURVETURS SERVIFICATION
THIS IS TO CERTIF THAT THE SURVEY AND
SUBDIVISION OF THE PREMISES DESCRIBED AND
PURITED HERROW WERE MADE WINDER WY
DIRECTION DURING THE MONTH JANUARY, 2004
THE THE MONTH JANUARY, 2004
THAT THE WOMENEES AND OFFICE STORM,
THAT THE WOMENEES AND OFFICE STORM,
THAT THE WOMENEES AND THE SURVEY TO SERVEN
PERMANENTLY SET BY COMPRETION OF
CONSTRUCTION AND THAT THEIR POSTITIONS ARE
CORRECTLY SHOWN, AND THAT SAID MONUMENTS
ARE SUFFICIENT TO EMABLE THE SURVEY TO BE
RETRACED.

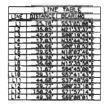
LEONARD J. ERIE II. R.L.S. NO. 16529

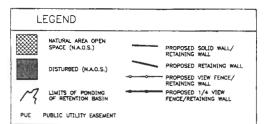


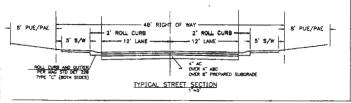
VICINITY MAP

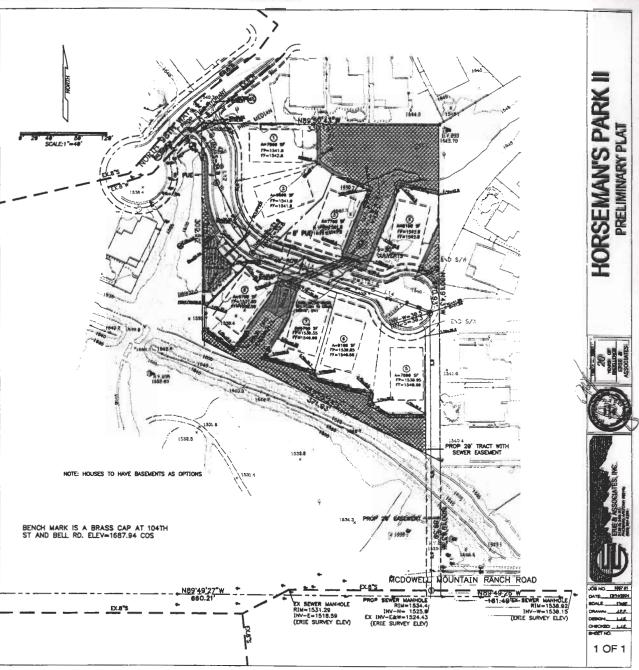
N.A.O.S. SUMMARY

REQUIRED AREA = 0.73 ocres PROVIDED AREA = 0.81 ocres PROVIDED AREA (DISTURBED) = 0.18 ocres PROVIDED AREA (UNDISTURBED) = 0.63 ocres DISTURBED NAOS AS A % OF REQUIRED = 24.7% (24.7%<30% AS REQUIRED)









22-PP-2004 1/13/2004

<u>22-PP-2004</u> DATE: <u>09-15-04</u>

HORSEMAN'S PARK ESTATES - NEC. 98TH. & McDOWELL MTN SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

		PREMISES INDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.		8.	SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
	3.	IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH	\boxtimes	9.	MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
		DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.		10.	MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED
	4.	PROVIDE A KNOX ACCESS SYSTEM: A. KNOX BOX B. PADLOCK C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.			FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
	5.	ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL		11.	NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
		AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.		12.	BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE
	6.	PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.		12	REVISED CODE. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL
\boxtimes	7.	NUMBER OF FIRE HYDRANTS REQUIRED, -ONE			BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
		DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OFATGPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.	1		FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x(NSHT) 4' TO 8' BACK OF CURB; INDEP. WET LINE. WALL MOUNTED - 15' CLEAR OF OPENINGS.

 \boxtimes 15. ALL STREET & PRIVATE DRIVEWAYS SHALL BE DESIGNED TO A MIN. 100 YEAR STORM FOR EMERGENCY VEHICLE ACCESS. -

ATTACHMENT A

Stipulations for Case: 22-PP-2004 Case Name: Horseman's Park Estates

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Erie & Associates, Inc., dated 1/13/05 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

Planning Documents

c. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by Erie & Associates, Inc., dated 09/09/04 by City staff.

Engineering Documents

d. Preliminary Drainage Report for Horseman's Park; prepared by Enrie and Associtates, dated January 17, 2005. This drainage report must be revised per the stipulations of this case prior to final plans being submitted to the Plan Review Division.

Relevant Cases

e. At the time of review, the applicable Zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 10-ZN-2003, 33-ZN-2000, and 22-ZN-1972.

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

- 2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
- 3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
- 4. Provide the following note on the final plat: This plat lies within close proximity to the Scottsdale Airport (the "Airport"), which is located between Frank Lloyd Wright Boulevard on the north, Pima Road on the east, Thunderbird Road on the south, and Scottsdale Road on the west. The Airport is a general aviation reliever/commercial service airport for the Scottsdale-North Phoenix area.
- Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.
- 6. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure

to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.

7. The minimum total NAOS to be dedicated for this project shall be 0.73 acres (31,799 sq.ft.).

Ordinance

- A. The developer shall provide a separate, dimensioned, building envelope exhibit with the final plat review.
- B. Building height shall be a maximum of twenty-four (24) feet above existing natural grade.

Street Dedication Requirements

DRB Stipulations

Ordinance

C. The developer shall provide the following street rights-of-way:

STREET NAME	STREET TYPE	R.O.W. DEDICATION
Internal Street (Private)	Local Residential	40' (full width) – ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street

Easements

DRB Stipulations

- 8. Trail Easement
 - a. Prior to final plan approval, the developer shall dedicate a minimum15 foot wide public trail easement along the northern toe of slope of the Old Verde Canal, adjacent to the south property line of this site. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
- 9. Sight Distance Easements
 - a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
 - Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.

10. Indemnity Agreements

a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- D. Drainage Easement
 - (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

- E. Waterline and Sanitary Sewer Easements
 - (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the <u>Scottsdale Revised Code</u> and the <u>Design Standards and</u> <u>Policies Manual</u>, all water and sewer easements necessary to serve the site.

F. Vista Corridor Easements

- (1) All vista corridor easements shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.
- G. Public Utility Easement
 - (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.
- H. An Natural Area Open Space Easement (NAOS)
 - A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS.

Final Improvement Plan Requirements

PLANNING

Walls, And Fence Design

DRB Stipulations

- All walls shall match the architectural color, materials and finish of existing Horseman's Park subdivisions.
- 12. Walls or fences shall be of constructed in compliance with the design, layout and material as noted on the Preliminary Plat. Wall type and height shall be noted on final plans.

Ordinance

 Walls or fences shall not exceed a total of eight (8) feet in height. Wall or fence height shall be that distance measured from the finished grade on the outside of the enclosure to the top of the wall or fence.

Natural Area Open Space (NAOS)

DRB Stipulations

- NAOS requirements and provisions shall be expressed in terms of square feet, not acres.
- 14. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
- 15. NAOS shall not be dedicated within 5-feet of any building
- 16. NAOS areas dedicated within 10-feet of any building shall considered revegetated NAOS.
- 17. NAOS areas dedicated within 5-feet of any wall shall considered revegetated NAOS.

Construction Envelope Exhibit

DRB Stipulations

18. Add the following note the final construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."

Ordinance

 The developer shall provide a separate dimensioned construction envelope exhibit with the improvement plan review.

Landscape Design

DRB Stipulations

19. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

- 20. Salvaged vegetation shall be incorporated into the landscape design.
- 21. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.
- 22. Developer shall provide at time of final plans a landscape plan for those areas adjacent to walls surrounding lots to meet the approval of final plans reviewer.

Exterior Lighting Design

DRB Stipulations

- 23. No lighting shall be permitted in dedicated NAOS easements.
- 24. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.

Additional Planning Items

DRB Stipulations

- 25. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 26. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

ENGINEERING

Drainage And Flood Control

DRB Stipulations

- 27. Approval of the Stormwater Storage Waiver and the drainage report by the City's Plan Review Division shall be obtained before submittal of improvement plans.
 - a. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
- 28. The drainage report prepared by Erie and Associates, dated January 17, 2005, for Horseman's Park 22-PP-04, shall be revised to demonstrate that in line stormwater storage is provided on the upstream side of the culvert; show basins designed shall be such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event; correct the volume calculations for basin 2 in Appendix A to show a storage volume not to exceed 0.12 acre feet; name the wash in the middle of the site, Wash A; for every cross section on Wash A and reach throughout the site, label the river station, water surface elevation and the top width of floodplain on the pre and post development G&D plan.
- 29. The waiver materials submitted for Final Plans staff review shall include errors, warnings and notes data file(s) for the HEC RAS models for the pre and post conditions; on electronic data disks, the HEC RAS data files for the pre and post conditions; and HEC 1 and HEC 2 printouts for all washes.
- 30. In determining costs for the Storm Storage Waiver, the Means Construction Cost Data Guide shall be used and detailed excerpts from the publication used for construction cost estimating shall be provided to the Final Plans staff for review of the Waiver.

31. The plotted 100 yr floodplain line for Wash A shall be field verified, checked, and computer modeled to confirm alignment with the top width of the HEC RAS cross sections.

- 32. Revise the full size pre development drainage site plan: Show flowrates and velocity at all CP's, show existing contour elevations and label the contours, show flowlines. Show and label the 100 yr floodplain.
- 33. Provide a revised full size drawing with a legend and showing the off site water shed area. All lines, including site contours shall be legible, the flowlines and water shed basin boundaries shall be shown and labeled, the flowrates shall be legible and the washes shall be quantified.
- 34. Show post development contours on the post development site plan for all features including streets, detention basins, and the realigned wash and culvert section.
- 35. Show limits of channel armoring and what type of armoring will be used. Describe in detail in the drainage report.
- 36. Show the upstream and downstream velocities at the culvert, for both the pre and post dev. conditions.
- 37. Show the pre dev and post dev flowrates at the culvert section for the following storm events: 2yr, 5yr, 10 yr, 25 yr, 50 yr and 100 yr. Provide this information in a table format.
- 38. Provide a colored topographic aerial photograph for this site with a transparent site overlay. The coverage area shall include a 500 ft radius from each perimeter side of the site. Overlay the plans but do not block out the aerial photography with new and existing improvement drawings.
- 39. Show and label the flow paths on each site plan. Use the dashed line to show the flowline of the wash bottom.how more pavements grades for the proposed internal street so we can see how the water is draining to the detention basins. Show all grade breaks and use flow arrows.
- 40. Use bold lines to delineate the drainage sub areas and show all grade breaks on the G&D plan.
- 41. Calculate the volume required and volume provided in each drainage sub area.
- 42. Demonstrate that on-site stormwater runoff from each drainage sub area is accounted for in specific drainage detention basin. Calculate and show the percentage runoff that is contributed from each drainage sub area to a specific drainage basin. Use a table or spreadsheet format to show the results.
- 43. Provide scaled cross sections of the culvert spillway. Show cross sections perpendicular to the flowline at both upstream and downstream locations. Also, show a cross section that is parallel to the flowline, and 100 feet upstream and downstream of the roadway centerline. Show the existing gradeline, proposed gradeline, sideslopes, top of wall elevations, top of footing elevations and depth of footing, and the highwater elevation in each cross section.
- 44. Show entrance and exit velocities for the culvert. Discuss in the drainage report what erosion control measures will be installed on the flowline. Show on the plans what type of erosion protection material will be installed and the limits of installation.
- 45. Show top of retaining wall and above grade free standing wall elevations on the drainage plan.
- 46. Show the location of the railing along the channel. Show railing in the legend.
- 47. Include a section in the drainage report that discusses what safety measures will be installed and show them on the plans and the cross sections. The safety measures shall include at a minimum: handrails, 4:1 side slopes, ramps into and out of the upstream and downstream reaches of the spillway.
- 48. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical.
- 49. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.

50. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.

- 51. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
- 52. Provide positive drainage away from walks and curbs along all streets.
- 53. Riprap shall be indigenous stone.
- 54. All exposed cut and fill shall be treated with eonite or equivalent.

Ordinance

- K. Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
- L. Infiltration of stormwater through the basin floor shall not be the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
- M. Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
- N. Off-site runoff must enter and exit the site as it did historically.
- All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- P. The application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver and the drainage report by the City's Plan Review Division will be required, and must be obtained before submittal of final improvement plans.
- Q. Other Stormwater Storage:
 - (1) Underground stormwater storage is prohibited.
 - (2) Drywells are not allowed.
- R. Street Crossings:
 - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

Roadway, Intersection, And Access Design

DRB Stipulations

55. Temporary construction access. The developer shall provide temporary construction access extending from the site, across the Old Verde Canal berm, across adjacent property and to McDowell Mountain Ranch Road. This access may require the temporary grading of the Old Verde canal berm. The developer shall be responsible for obtaining any necessary access easements across the adjacent property. The developer shall also be responsible for the restoring to its natural condition all disturbed areas of the Old Verde canal and temporary construction access including grading, revegetation, and street repair; prior to any final certificate of occupancy on the last lot to be developed in this subdivision, to the satisfaction of city staff. No construction equipment or vehicles shall enter the site at 98th place.

56. Access restrictions. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):

- A. This site shall have street access from the existing cul-de- sac to the north.
- B.This site shall have no direct access to McDowell Mountain Ranch Road except during initial construction access, during which time access shall be provided as required above.

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Internal Street (Private)	Local residential	40' (full width) – ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street	Roll curb	5 foot sidewalk, both sides of the street. No sidewalk shall be required east of the east propert lines of lots 4 and 5.

Ordinance

S. Street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

Trails And Paths

DRB Stipulations

- 57. The developer shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
- 58. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

Refuse

Ordinance

- T. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- U. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

59. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the <u>Design Standards and Policies Manual</u>. In addition, the basis of design report and plan shall:

a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.

- b. Identify the timing of and parties responsible for construction of all water facilities.
- c. Include a complete description of requirements relating to project phasing.
- d. Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
- 60. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. Clearly identify water sampling station locations as applicable.
- 61. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
- 62. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
- 63. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Water

Ordinance

V. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Wastewater

Ordinance

W. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Bridge/Wash Crossing And Head Wall Design

DRB Stipulations

64. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.

65. Bridges:

 All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff

Construction Requirements

As-Builts

DRB Stipulations

- 66. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
- 67. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
- 68. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- 69. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, curb and gutter, flood walls, culverts, inlet and outlet structures, berms, lined and unlined open channels, and storm water storage basins, as determined by city staff.

Summary Of Development Standards

Subdivision Name	Horseman's Park Estates	
Zoning	R1-5 PCD ESL	

	Ordinance Requirements	Maximum Reduction Allowed	Amended Standards	(%) Proposed Reduction
Min. Lot Area	4,700	25%	No Change	N/A
Min. Lot Width				
Standard Lot	45'(55' corner)	25%	No Change	N/A
Flag Lot				
Maximum Building Height	24'	N/A	No Change	N/A
Min. Yard Setbacks			_	
Front Yard				
Front (to face of building)	15'	25%	No Change	N/A
Front (to face of garage)	20' *	25%	No Change	N/A
Front (corner lot, side street)	10'	25%	No Change	N/A
Front (corner lot, adjacent to key lot, side street)	10'	25%	No Change	N/A
Front (double frontage)	15' or 25'	25%	No Change	N/A
Side Yard				
Minimum	0' or 5'	25%	No Change	N/A
Minimum aggregate	10'	25%	No Change	N/A
Rear Yard				
Standard Depth	15' or 25'	25%	No Change	N/A
Min. Depth (% of difference which can be occupied)		25%	No Change	N/A
Patio*				
Distance Between Buildings (Min)				
Accessory & Main	8'	N/A	No Change	N/A
Main Buildings/Adjacent Lots	10'	N/A	No Change	N/A
Maximum Wall Height				
Front	3' or 6' up to 33%	N/A	No Change	N/A
Side	8'	N/A	No Change	N/A
Rear	8'	N/A	No Change	N/A
Corner side not next to key lot	8' on PL	N/A	No Change	N/A
Corral fence height (on prop line)		N/A	No Change	N/A

Development Perimeter Setbacks

Notes & Exceptions

Front Patio covers are allowed in the front yard if: (1) the area that the patio cover encompasses is not more than 20% of the front yard; (2) the patio cover is setback a minimum of 10' from PL; (3) the patio is constructed so that a minimum of 50% of the roof is open.

^{*} Varies according to the orientation of garage to the street.